



OPEN CALL 32

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ANTWERP - Rubens site

All-inclusive design assignment for the development of a concept for the visitor's reception and experience and the overall operations of the Rubens site, with the elaboration of a new reception concept.

For its iconic Rubens site, with its high heritage value and international appeal, Antwerp City Council aspires the generation of an innovative concept for the reception, the tour experience and the operation of the site, with completion in stages, of which the innovative reception is the priority and already budgeted. The motive for the assignment are on the one hand such problems as the inappropriate functioning of the present separate ticket office and the fragmented access to the site, and on the other the need for an optimisation of visitor facilities and support functions.

As classified monuments, the Rubens house and palazzo with its portico and garden pavilion, the Kolveniersshof and the reconstructed seventeenth-century town garden cannot be touched. This historical site must be fully respected, but the places where the site touches the public domain are interesting locations for the different layers of the reception infrastructure: Wapper, Hopland and Kolveniersstraat.

On the basis of an overall strategic concept for the site, the purpose is to zoom in on a new visitors centre, in a broader and innovative sense of the term.

The visitors centre is the central hub where all the Rubens-related heritage congregates and from where all the Rubens- and baroque-related narratives in Antwerp can be explored. For a direct experience, visitors are sent on to the Rubens house, to acquire more knowledge they go to the Rubenianum, or, for further exploration, to the monumental churches with their art history treasures and to other relevant museums and heritage sites.

This visitors centre is open, transparent, easily accessible, inviting, seductive and original, and offers services that are experienced in an individual way and are contemporary, innovative and interactive. The visitors centre is the entrance for individual museum visitors and various types of group, more interested visitors and specialised researchers, suppliers and staff. Among other things it contains information and ticketing desks, cloakroom lockers, toilets, shop, reception area for groups and a meeting point, but also improved museum infrastructure such as a multimedia experience centre with stimulating displays and more in-depth information for visits to other heritage associated with Rubens and the Baroque.

Within the overall vision, space needs to be defined for educational and multipurpose rooms, a library with reading room, a small restoration workshop, transit storage space and archives, staff rooms, conference facilities, and space for receptions and corporate entertainment. This is combined with a landmark role in the historical city centre and thus forms the perfect reception and reference point for the story that Antwerp has to tell to a broad and international target audience.

The optimised flow of visitors through the buildings and gardens should form an experiential route, ensure increased appreciation and add value. Antwerp City Council aspires to develop a new notion of visitor facilities and to design facilities that offer a contemporary version of the concept of 'reception' and 'experience', including a scenographic inception for the experience centre, and that valorize at the same time the valuable architectural and art history heritage in a sustainable and high-quality way, including the re-laying of the historical garden.

The development potential is to be examined on the basis of the preconditions provided by the principal, these being the historical research of the site with its heritage value proposition, and the spatial context. In this regard, the principal expects from the designer a well-considered overall concept and a draft design that take account of the character of the site and the appeal of the whole ensemble with its new function. This project aims at involving the heritage of the Rubens site in a new dynamic that aspires to add spatial, tourism and architectural value to the city, and this in a sustainable and creative manner.

The concept, plan of action and design proposal are to be explored in intensive collaboration between the designer and the principal, with multidisciplinary expertise and readiness to engage in the process being crucial elements in achieving a socially balanced outcome.

PRINCIPAL

Antwerp City Council

PROJECT MANAGER

Hans Goossens

LOCATION

Rubens site:

- the classified monument comprising Rubens' house and garden, Wapper 9-15 and Hopland 13 in Antwerp
- the adjoining Rubenianum, including the Kolveniersshof, a classified monument, Kolveniersstraat 16-20, Antwerp

CONSTRUCTION BUDGET

5,400,000 euro incl. VAT

TIMING

Award of assignment to the designers: March 2017

FEE

Overall fee basis: 9% - 10% for architecture, stability and technical installations, calculated on the basis of the total sum invested and in accordance with: architecture class 3, stability KVIV class 1 and technical installations KVIV class 1

AWARD:

15,000 euro (incl. VAT) per candidate, 5 candidates

Rubensianum

Hier worden de jaren bewaard.
Droog en waterpas staan ze te wachten
op een hand, een passant, een oog.

Sla ze open en in de stad lopen
weer de eeuwen, krijgt Venus het koud,
worden schilders oud met licht

In de handen, spreekt de verleden tijd
een heerlijk Nederlands, dragen
de vrouwen zichtbaar hun onderrokken,
en hoe prachtig zou het niet zijn,
het licht van al die eeuwen
dat helder door onze kleine ramen schijnt.

Bernard Dewulf















 **DON BOSCO**



DILBEEK - Dominiek Savio Groot-Bijgaarden

All-inclusive design assignment for the construction of a new school site under the name 'Dominiek Savio' in Groot-Bijgaarden

The Don Bosco npo education centre has four school sites in Groot-Bijgaarden: Don Bosco secondary, the Don Bosco primary school, the Savio nursery school and the 'Brothers' School'. They are spread over a radius of 2.7 km. The infrastructure of the primary school, nursery school and Brothers' School is dilapidated and these schools also suffer from limits on their capacity. A number of residential estates are being developed in the surroundings of the schools in the near future, so the need for a growth in capacity will only increase. In view of the state of the present school buildings, we consider it essential to make infrastructural changes. We have opted for the development of a completely new site with a central location, where all our pre-school children can be accommodated, as well as the pupils in the first, second and third primary classes. Altogether this means 480 pre-school children in 20 classes and 360 primary schoolchildren in 15 classes.

At the Don Bosco school we consider it extremely important that our children are given a lot of opportunities to develop in the school environment. Not only are they able to learn and acquire skills here, but every aspect of their personality is also acknowledged and addressed: their learning potential, sports abilities, feelings, beliefs, relations with friends and so on. The design should reflect this and offer opportunities to make this development possible.

Since there is a wide age range, from 2.5 to 9 years, the design should take account of the needs of each age category. It is of major importance that the school site is laid out so that children are given every possible chance to grow up together. The possibility of cooperation between different age groups is an important point to focus on.

The school building to be designed should allow the flexible use of the classrooms so as to respond to changing educational views and methods. In addition, the building should as far as possible be adaptable for various purposes, for use by local clubs and external organisations. In this regard, the independent use of certain parts of the programme and the accessibility of the site are essential requirements.

A close connection with nature is also being given an important role in this project. We consider it essential for the children to attend school in a green environment where there is clear evidence of nature conservation and where the natural areas are integrated into the work of the school. The greenness of the site also provides added value for the adjacent residential area and must be preserved to the maximum.

To further the rational use of energy, the school attaches importance to sustainable installations, the recovery of rainwater, natural lighting in classrooms and corridors, heat control and so on. The European guideline on 'energy performance of buildings' lays down that as from 2021 all new buildings should be Almost Energy-Neutral. As a school we act as an example and must teach our pupils the importance of sustainable development.

Road safety also plays a major role in the development of the school site. Our children must be able to enter the school site safely.

On the site, the local community of our Salesians already has housing adjacent to the future school grounds. For them, the presence of our schoolchildren is a positive element and an added value, considering the educational project we are engaged in.

PRINCIPAL

NPA Don Bosco Groot-Bijgaarden

PROJECT MANAGER

An Vrijders

LOCATION

Hendrik Placestraat 44, 1702 Groot-Bijgaarden

CONSTRUCTION BUDGET

7.200.000 € (excl VAT, excl Fees)

TIMING

Award of assignment to the designers: March 2017

FEE

Architecture, Stability and Technical installations:: 8,93% - 10,65%

AWARD

10,000 euro (incl. VAT) per candidate, 4 candidates

















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LENNIK - Reception building Gaasbeek

All-inclusive design assignment for the construction of a new reception building for Gaasbeek Castle, the museum garden and the surrounding park

Gaasbeek Castle was originally built as a mediaeval fortress and over the centuries has been through several phases of destruction and reconstruction. It assumed its present appearance during the major restoration work the Brussels architect Charle-Albert carried out on commission to Marquise Arconati Visconti at the end of the nineteenth century. The resulting Gesamtkunstwerk is a unique example of romantic architecture.

In addition, the entire contents have been preserved in situ, enabling the interiors to retain their original atmosphere. This castle, with its centuries of history and various layers of building, occupies a unique position on the Flemish museum scene. As a dynamic historical house, it is intended that the castle's heritage should be managed in a sustainable way and be made accessible in a creative and public-friendly manner. This includes events and temporary exhibitions that combine the heritage with such things as contemporary art and which make links between them. On the basis of its role as a centre of aristocratic life and culture, and as a heritage laboratory, it develops expertise and a vision that it would like to share with a broad public. As a pivotal point where the city meets the countryside – involving culture, nature, tourism and

education – it is intended that the castle should play a strong and innovative role in local, Flemish and international communities (heritage-oriented and otherwise).

The castle is set in the midst of an extensive park that was already laid out in the seventeenth century. The castle, its outbuildings and the park are all classified for their artistic, archaeological and historical value, in accordance with a Ministerial Act of 26th March 1998.

The park also includes a museum garden, which is managed by the Agency for Nature and Forests. This museum garden offers an impressive overview of traditional and often extremely rare varieties of fruit and vegetables. The garden also incorporates the early baroque walled French garden that provides a panoramic view of the castle.

The castle receives about 40,000 visitors a year between April and November. It is closed for the rest of the year. Since it is such a delicate environment, the museum garden can only be visited by arrangement and with a guide, but this will change as from 2017. Apart from the castle and the garden, the park can be visited freely at all times, and it is estimated that 120,000 visitors enjoy it every year. The new reception building will in future be the starting point for everyone's visit to the castle, the museum garden and the park. This synergy, whereby the domain will be offered as a single entity, should increase the number of visitors. The aim for the castle itself is about 60,000 visitors per year.

In consultation with the bodies involved, it has already been decided to locate the new building at the main entrance to the park. In this way it can function as a reception building for both the castle and the museum garden.

In addition to its role as a reception area, the new building will also house a museum shop, offices, a historical library and archive, reserves for viewing on request, storage space, a staff room and toilets. The design of the adjoining outdoor space is also part of the assignment, so that the surrounding landscape, the car park and the access route from the street are all related to the building.

The designer is requested to find a balance between a new contemporary building with a limited footprint and that functions well, and the surrounding classified landscape of the castle grounds, and to establish a clear connection between the two. The design must not dominate the existing historical castle and its natural site, but should enrich it. It takes account of the existing axes and symmetries and acts as a pivotal element and gateway between the car park and the castle grounds. The footprint the design occupies and the intended number of square metres must be considered carefully. The management of the flow of visitors, the relations between indoor and outdoor spaces, and the volumes above and below ground level are to form the basis for the restriction of the occupied area without any loss of functionality or soundness of design.

Sustainability is felt to be very important. The PEOPLE PLANET PROFIT principle should be reflected in this new building. The sustainability meter used by the general and technical services company must be applied to the development of this application.

PRINCIPAL:

Flemish authorities, Department of Culture, Youth, Sport and Media and the Agency for Nature and Forests

PROJECT MANAGER

Boudewijn Goossens

MANDATARY

Flemish authorities, Department of General and Technical Services

LOCATION

Gaasbeek Castle, Kasteelstraat 40, 1750 Gaasbeek (Lennik)

BUDGET

1,531,300 euro excl. VAT and excl. fee

TIMING

- Award of assignment to the designers: May 2017
- Award of assignment to the contractors: September 2018
- Scheduled starting date for the work: end 2018

FEE

Flat-rate fee of min. 137,817 euro & max. 199,069 euro excl. VAT (includes: architecture, stability, technical installations, interior fittings and layout, EPC, safety coordination, grounds)

AWARD:

6,200 euro excl. VAT (if there are 4 candidates)

















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SINT-MARTENS-LATEM - library

All-inclusive design assignment for the construction of a library in Sint-Martens-Latem.

Sint-Martens-Latem, south of the city of Ghent, is characterised by its location on the River Lys and its green environment. It has leafy lanes, many unmetalled, and fine, large and in some cases built by renowned architects, private houses. By acquiring strategically located sites, the local authority aims for the conservation and, where necessary, restoration of the district's green qualities.

Partly because of its artistic history, Sint-Martens-Latem is also seen as a cultural borough (see historical artists like Fritz Van den Berghe, Gust De Smet, Georges Minne and others). This is apparent from, among other things, its three museums, but also from the local cultural prizes for poetry, choral music and photography, and its various socio-cultural clubs and activities.

The local heritage is on a rather small-scale and is spread over the whole district, which gives it a fine-grained texture. The local council is particularly concerned with the DNA of the district and, as an area outside the city, aims to retain a character distinct from the neighbouring towns of Ghent and Deinze.

The public library plays an increasingly prominent part in the cultural life of the district. It is not only a place where one can borrow books: you also find audiovisual media there. In addition, the library itself organises various activities such as the youth book week, readings by authors for children and adults, class visits, support to reading clubs and IT workshops, and also engages in other activities run by the local cultural department. The library is more than a depository of books. It is a true meeting place for the local community.

However, the library infrastructure has not developed in parallel with these activities and has to be updated in order to meet the needs of visitors, staff and its activities. The present library building is on a site that also accommodates the local primary school. This school also houses an annex of the Academy of Word, Music and Dance in the town of Deinze, which uses the accommodation outside the normal school hours.

It is not only important that the new library meets the needs of its contemporary operations, but it should also be integrated as much as possible into the other functions fulfilled on this site for 'lifelong learning'. Considering the limited space available, it is important to endeavour to establish synergies between the various activities.

PRINCIPAL

Gemeentebestuur Sint-Martens-Latem (local authority)

PROJECT MANAGER

Jef Van den Heede

LOCATION

Latemstraat 80, Sint-Martens-Latem

CONSTRUCTION BUDGET

- Library: € 1.350.000 excl. btw
- Surroundings: 150.000,00 excl. btw

TIMING

Award of assignment to the designers: March 2017

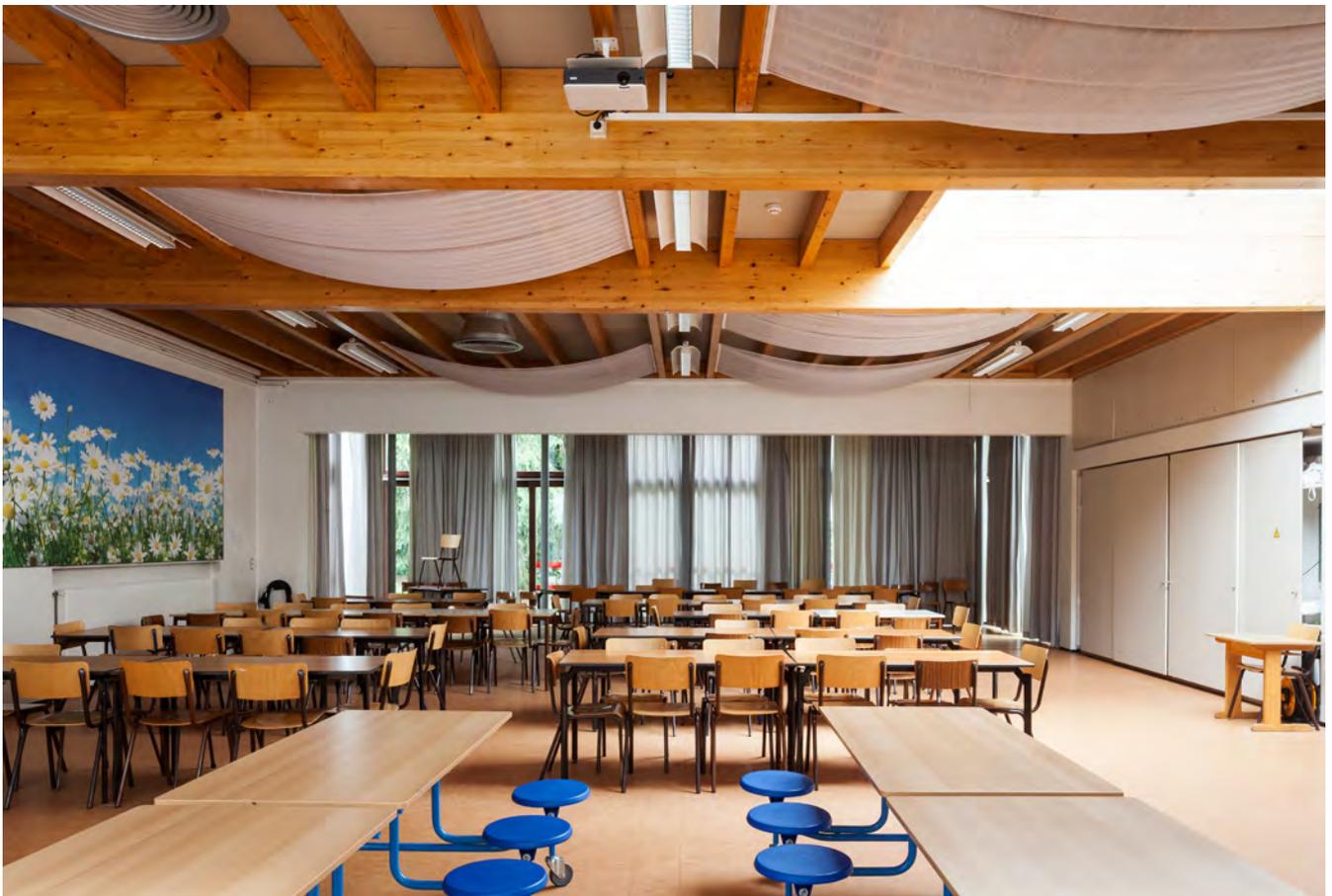
FEE

- Architecture, Stability and Technical installations: 11,00 % - 12,50 % of the total cost of constructing the building.
- Layout of surroundings: 7,50 %- 9,50 % of the total cost of laying out the open space.

AWARD

8.500 €, excl VAT / 4 candidates







PHILIPS













ANTWERP - Maritime Museum

All-inclusive design assignment for the re-allocation and expansion of the former buildings of the Algemeen Werkhuis Noord, including the classified pump-house and the surrounding public space, to create a new Maritime Museum in Antwerp.

The restoration element of the project takes place under the stipulations of the Heritage Act, for which read the important notes at page 47.

Drawing up the management plan is not part of the assignment.

The management plan will be drawn up by the principal himself on the basis of the historical study of the building.

PRINCIPAL

AGVESPA

PROJECT MANAGER

Elisabeth Mercelis

LOCATION

Droogdokkenweg, 2030 Antwerpen

CONSTRUCTION BUDGET

13,000,000 euro excl. VAT

TIMING

- selection: September 2016
- allocation: July 2017
- start of work: 2021

FEE:

Fee according to the gradual fee table of AG VESPA (is supplied with the project definition).

Provisional budget distribution and related fees:

- 66% new construction: fee 9,03%
- 27% renovation: fee 8,95%
- 7% Restoration: fee 13,32%

These allocation and fees can change based on the design of the design team.

The client provides a complete architect contract, plus the following commands:

- Complete engineering and stability study,
- A full assignment techniques
- A full assignment energy expert,
- A complete assignment for the acoustics study,
- A complete assignment for the layout of the grounds
- A complete assignment for the restoration

The commission for the coordination is included in the fee.

AWARD

16, 000 euro excl. VAT

Antwerp City Council has a substantial and varied collection of maritime heritage. It would like to present this to the general public in a new Maritime Museum, which will be established on the site of the dry docks in north Antwerp.

The dry dock site, with its nine classified dry docks, is evidence of Antwerp's history as a city of ship-owners and shipping, and the location forms an interface between the city and the old and new harbours. The aim is to make full use of the combination of valuable museum objects, the maritime history of the place and its unique location and to employ it as a lever for the development of a special new part of the city: an active and multipurpose experiential space where different users can meet. This is why a master-plan was drawn up for the whole site: it is a plan that puts not only the spatial potential into focus, but also the programme potential. This plan forms the basis and gives an indication of how the exhibiting of and care for waterborne and industrial heritage is able to create opportunities for, for example, the social economy, sport, education, crafts and experimentation.

One of the major hubs in this master-plan is the Maritime Museum. It will be the beating heart of the new Maritime Park that is under development and provides room for a wide variety of functions:

- Exhibitions

The Doelse Kogge and the city's maritime 'internal collection' (iconography, model ships, maritime paintings, etc.) are to be exhibited. In addition, smaller objects from the maritime 'external collection' (the ships that are currently on display in the Maritime Park and along the Scheldt Quays) and the collection of harbour and industrial heritage (ships' engines and steam engines) are to be displayed.

- Workshops

Many of the items in the municipal collection are in poor condition and have to be repaired. Waterborne heritage requires intensive, ongoing maintenance. So workshops are an essential part of the Maritime Museum. Visitors will be actively involved in their work.

- Offices

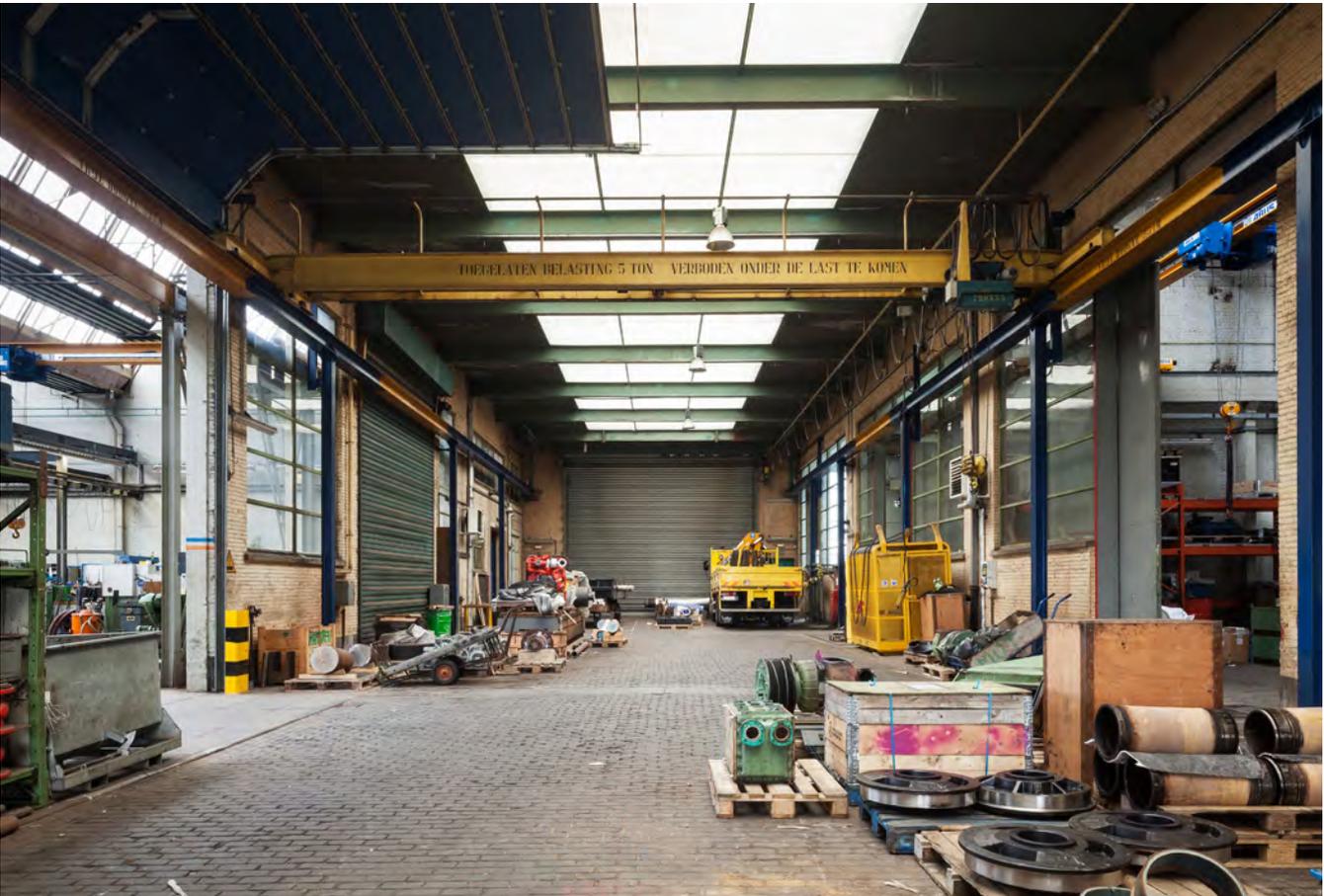
In addition to the staff of the new museum, it will also house partner organisations.

- Facilities

All the different users of the museum and the Maritime Park can use a large number of facilities that will as far as possible be shared: a cafeteria, changing rooms with showers, a handicraft workshop, classrooms, meeting rooms etc. Catering will also be available on the site.

The new Maritime Museum will be established on the site of the present buildings of the Algemeen Werkhuis Noord (AWN), which currently comprises several entities. In addition to offices and workshops, there are also buildings with an exceptional heritage value: a classified 1895 pump-house and the house of the pump and dry dock manager, which are both on the Movable Heritage Inventory. We expect a combination of renovation, restoration and new building. The assignment also includes drawing up a visual quality plan and the design principles for the accessibility of the dry dock site around the buildings.

AG VESPA, on commission to Antwerp City Council, is looking for a design team that is able to generate a concept for the establishment of a museum by the gradual conversion of the



site for the purposes of the planned programme. The museum is conceived as part of the special overall landscape of the dry dock site, with its exceptional industrial and architectural heritage. This landscape will be opened up to visitors, tourists, workers, students and so on through the channel of the museum. This unique location between the city and the old and new harbours will be put to the maximum use.

In the design of the new museum itself, the various functions and users are given a place in a clearly laid out whole. Among other things, the meeting spaces where the various users come into contact with one another are integrated into the design in a

meaningful way. The clear layout and visibility of the museum are of major importance.

The city council aims to complete the museum within the next term of office. In order to be able to start immediately after the local elections in 2018, the design competition is already being organised during this term. The next stage of the design process and its execution will take place as from 2019, using funds that will be made available in the budget of the next term. The allocation of the all-inclusive design assignment will take place on the suspensive condition that the necessary funds are received.

Project under the Immovable Heritage Act

Local authorities that wish to restore a classified monument and apply for a Special Procedure heritage grant of more than 50% or a research grant from the Flemish Authorities must comply with the Flemish Government Act concerning the implementation of the Movable Heritage Act of 12 July 2013. The Open Call projects that involve the restoration of a classified monument must therefore also comply with the terms of these rules. This means that for these projects, a designer is appointed in accordance with a modified Open Call procedure.

In concrete terms, this means in the first place that in the selection of candidates, the following criteria are employed (to be stated in the portfolio):

- a) the relevant studies and professional qualifications
- b) general expertise regarding the specific project assignment
- c) a statement of the least part of the assignment which the designer or contractor will carry out on their own account

The design assignment for drawing up the management plans, the preliminary studies, and the management measures, work or services involving protected goods and heritage landscapes are

allotted (add to the collected quotes of the 5 selected candidates) on the basis of at least the following allocation criteria:

- 1° concept document with a description of the approach and methodology for the assignment
- 2° the approach to sustainability
- 3° a statement of which services will be provided for what fee
- 4° if applicable: the plan for site monitoring

Note:

- Candidates must demonstrate their expertise in this particular heritage project on the basis of at least the elements concerning quality in article 11.5.2 of the Movable Heritage Act of 16 May 2014
- For each of the several parts of the assignment, candidates must indicate in their portfolio which member(s) of the team will be responsible for carrying out that part.
- The above selection and allocation criteria concerning the heritage aspects of the project will be integrated into the customary selection and allocation criteria of the Open Call procedure for the overall project.

















TORHOUT - Urban Renewal

All-inclusive design assignment to draw up a master-plan for urban renewal and the design of Zwanestraat, Hofstraat, Markt and Zuidstraat in Torhout.

Torhout is a small town in the heart of West Flanders, surrounded by woods, fields and pasture, but at the same time it is exceptionally easily accessible and is connected to the surrounding regional centres of Bruges, Roeselare and Ostend. These qualities give it a lasting appeal. The number of inhabitants in Torhout has continued to grow steadily over recent decades: from 13,500 in the 1960s to about 20,300 at present. It is striking that the number of older people appears to be increasing. Just as in the rest of West Flanders, and more than elsewhere in the country, Torhout is coming under increasing pressure from the needs of the elderly. Slightly more than one in four inhabitants are currently over sixty. At the same time there's a rise in the number of young families with children, especially on the outskirts of the town. The presence of a large number of schools and the proximity of amenities probably plays a part in this. In addition to numerous nursery and primary schools in the various neighbourhoods, Torhout also has a secondary school and a college. No less than 6000 pupils go to school in the town every day. The presence of various other amenities such as the hospital, the weekly market, the cultural centre, the sports infrastructure and the shopping centre also attract visitors from the surrounding districts.

Assignment

For the planned renewal of the town centre, Torhout town council is offering an assignment to draw up a project for this purpose. This assignment includes: 1) the generation of a concept for the future, 2) a spatial design and 3) a participatory process. A number of sub-projects are linked to this main project, with priority being given to the redesign of the Market Square and the immediate surroundings. The implementation of this sub-project is part of the assignment.

PRINCIPAL

Torhout City Council

PROJECT MANAGER

An Wostyn

LOCATION

Zwanestraat, Hofstraat, Markt en Zuidstraat, 8820 Torhout

CONSTRUCTION BUDGET

Depends on the master-plan

FEE

- 145.000 euro excl. VAT for the master-plan
- Layout of the Zwanestraat, Hofstraat, Markt en Zuidstraat: 5-10% of the total cost of the first phase in the realisation of the master-plan

AWARD

7.500 euro excl VAT / 4 candidates

A three-part assignment

1. An updated and more integrated long-term view for the town

Various initiatives concerning spatial projects have been started at different scale levels in Torhout and its surroundings in recent years. They range from a land-management plan intended to make the rural surroundings of Groenhove and Vrijgeweid more attractive to inhabitants and for recreation, to plans for the development of housing expansion areas, and the construction of express bicycle routes to neighbouring districts. In addition, in the town centre there are a number of potentially interesting development sites and valuable public buildings (including the former town hall) which however currently remain unused or underused. There is a need for a clear view of the future, so that these scattered initiatives and various opportunities can be better geared to each other and thus have a greater chance of success. At the same time, it is important that this vision of the future also looks ahead to the demographic, economic and ecological challenges that Torhout will in the long term be confronted with as part of a much wider landscape that is becoming more urbanised. Some of the main points here are the ageing population, the relationship between town and landscape, sustainable transport and the strengthening of the local economy. This will enable the role, position and significance of the town of Torhout to be redefined in the context of the wider region.

2. The re-evaluation and redefinition of the significance of the public space as a basis for urban development

The urban core of Torhout and the surrounding districts are characterised by an unusual network of streets, footpaths (or the remains of them), sunken roads (or cycle paths), paths for walking and running, squares large and small, hidden inner areas, parks, gardens, playgrounds and sports fields. These public places are much loved, but their potential still remains uncharted. They are currently used by various groups for a variety of activities, but they do not form part of a broader spatial concept for the development of the town centre. Despite the fact that certain public places fulfil an important purpose as central points, their layout, organisation and design are insufficiently geared to present-day needs and wishes. Torhout town council undertakes to make up for this in the years to come. While taking account of the individuality and character of the town and its inhabitants, and on the right scale for the town, an effort will be made to reorganise the most strategically located public spaces and networks in the town centre. The Market Square and its surroundings are the starting point for this, but not the finishing point. In order to reinvigorate and reinforce the town centre, what is needed is a multiple, integrated approach whereby the renewal of the town centre is also taken as an opportunity to reflect on the interweaving of landscape structures and the built-up urban area, the experiential value, the potential for the redevelopment of strategically located sites, the underpinning of local entrepreneurship, the stimulation of encounters and community-forming, making room for worthwhile local initiatives, etc.

3. A participatory process and active cooperation with local players

An experiential study is currently being carried out on commission to Torhout town council in preparation for this Open Call. It is being done by Architecture Workroom Brussels in association with the photographer Marie-Françoise Plissart.



The purpose of this study is to show how Torhout is experienced by its inhabitants, and where the main challenges lie from the point of view of the town's population and users. In this regard, particular attention is being paid to the use and appropriation of public space by various groups. The results of the study will form part of the information submitted for the Open Call. This study is the first step in the activation of local knowledge, insights and ideas. The participation by local players will also remain crucial in the following phase. This means that in addition to spatial design, specific attention to a process-based approach will be requested, with a particular emphasis on an exchange of expertise and the exploration of cooperation between local parties. This process-based approach focuses both on the execution of the town centre

renewal project in the long term, and on concrete short-term action that yields a visible result.

Torhout town council is looking for a multidisciplinary team with expertise and experience in design, spatial planning, landscape architecture and participatory processes.

The sewage study will be carried out by the Infrac sewage management company in close consultation with the designer. This study is to be geared to the designer's spatial concept and principles of sustainability. The designer will then incorporate the study into the overall plan.













LEUVEN - Redesign of Vismarkt and surroundings

All-inclusive design assignment for a public space master-plan for Vismarkt and its surroundings and the road and sewage works for Vismarkt, Mechelsestraat (from Vismarkt to Halvestraat), Craenendonk and Busleidengang in Leuven.

The approval of a new traffic circulation plan for the inner city signals the start of the continuing removal of traffic and parking from the city centre. The car-free and low-traffic areas will become larger. The zone around Vismarkt is crucial to this plan. There will finally no longer be any parking there. Together with its side streets, Vismarkt should become part of the pedestrian area and this will mentally shorten the walking distance to De Bruul and De Vaartkom, the most important recent centre of development. It is also crucial to focus attention on the logical location of pedestrian and cycling routes that connect well to the rest of the city.

The new design should show convincingly that the continued exclusion of cars will improve the quality of the public space and attract visitors rather than keeping them away from the city. The city council has been working systematically to reopen the River Dijle for many years, and would like to continue this on Vismarkt. In this way, this square will play a part in the city's climate adaptation and water storage capacity. Its present green character must definitely be preserved.

PRINCIPAL

Leuven City Council (Stad Leuven)

PROJECT MANAGER

Elke Raë

LOCATION

Vismarkt, Mechelsestraat (from Schrijnmakersstraat to Halvestraat), Craenendonk and Busleidengang, Augustijnenstraat, Lei (tussen Mechelsestraat en Dirk Boutslaan)

CONSTRUCTION BUDGET

3,250,000 euro (excl. VAT) (excl. possible canopy), 3,850,000 euro (incl. VAT) (excl. possible canopy)

TIMING:

- Award of assignment to the designer(s): June 2017
- Award of assignment to contractors(s): phase 1 (Mechelsestraat, from Vismarkt to Halvestraat en Lei tussen Mechelsestraat en Dirk Boutslaan) June 2018; phase 2 (Vismarkt, Craenendonck, Busleidengang, Augustijnenstraat, Mechelsestraat tussen Vismarkt en Schrijnmakersstraat) December 2019
- Scheduled end of work: phase 1 - June 2019, phase 2 - December 2021

FEE:

- Part 1: master-plan for public space: 50,000 euro (excl. VAT)
- Part 2: overall fee min 6% - max 7%

AWARD

10,000 euro (excl. VAT) per candidate / 4 candidates

Vismarkt, Mechelsestraat and other side streets contain Leuven's oldest buildings. The new design must enhance this historical aspect by means of a contemporary layout of equally high quality. Many inhabitants think back nostalgically to the former Fish Hall, which once stood on this square. It is probably not desirable to reconstruct it and this is not part of the present programme, but we would like to examine fully the possibility of creating a partly covered space on the square: it may enhance the future use of the space.

In the months to come, the city council will be organising an enquiry among inhabitants, users and traders. There will also be consultation with the various council departments and other parties. The project definition and programme expectations will emerge from the participation.

1. What is the assignment?

- part 1: drawing up a master-plan and visual quality plan for the wider surroundings that include at least the following streets: Vismarkt, Mechelsestraat (both parts as far as Halvestraat), Busleidengang, Karel Van Lotharingenstraat, Vissersstraat, Augustijnenstraat, Craenendonck, Lei (from Mechelsestraat to Craenendonck), Vaartstraat (as far as Patattenmarkt)
- part 2: the full design assignment for the road and sewage works in Mechelsestraat (from Vismarkt to Halvestraat) (phase1), Vismarkt, Busleidengang and Craenendonck (phase 2).

2. Who are the partners?

- project by the road and water management engineering department
- council departments: spatial policy (incl. heritage), youth (play network plan), parks and gardens, sport, local development, tourism and events, public space management.
- Flanders Environment Agency (VMM), Aquafin and Immovable Heritage
- inhabitants, traders and visitors

3. What are the aims?

- to improve the quality of the space, possibly with a covered area
- to create pedestrian and cycle routes that link the place to its surroundings
- to enhance the historical setting by means of high-quality architecture
- to make room for areas of water and the River Dijle

4. What is expected of the design team and what is the final result?

- the drawing up of a master-plan / visual quality plan as a guideline for streets to be laid out at a later date (landscape architecture, layout of public space)
- drawing up the complete roadway file including the sewage work for part 2. This includes the design assignment from plan to completion (infrastructure, architecture). Since the assignment is to be carried out in two phases, it involves two sets of specifications and two sites to be monitored separately.
- all-inclusive assignment for design of a canopy, to be completed together with the re-laying of Vismarkt (architecture, stability).

5. What assignments may possibly follow this?

- quality advice on the further implementation of the master-plan















Machelen - Cemeteries and park

All inclusive design assignment for the redesign of two cemeteries and a municipal park, including the adjoining Marga historical site and the assignment for a participatory guidance process, in Machelen-Diegem.

Machelen-Diegem is a place to live near a metropolis and yet affordably and in green surroundings. This borough, with more than 13,000 inhabitants, is located between the arterial roads of Brussels, the capital of Europe, surrounded by airport facilities, road and railway infrastructure, and is near strategic economic development areas. The basic principles are attractive, but the balance between the various components is extremely delicate. The transport infrastructure means it is very easily accessible on a regional scale, but it cuts the local fabric into pieces. Machelen-Diegem is largely urbanised and is part of the 'Flemish strategic area around Brussels'.

In 2009 a spatial structure plan for the borough was approved. It contains a fully developed concept for future developments. This plan proposes letting the green ribbons of stream valleys, existing parks and green buffer zones between office and residential areas grow towards and into each other and to expand. In this way we can create an S-shaped ribbon with substantial natural value in our borough.

In 2011 the council went one step further: a master-plan, with visual quality plan, was drawn up, with concrete solutions for the numerous proposals in the structure plan. The master-plan is intended to make small, local changes possible without causing overall cohesion to be lost. It plays the residential quality card and is intended to show that it is worthwhile living in this borough and

that this will be guaranteed in the future. The generation of the master-plan goes hand in hand with an attractive communication and participation process called 'transformADIE 2020'. In this process the local council wants to take a new direction when developing its design projects, by consulting the residents from the moment the first sketches appear and involving them in the design.

Machelen local council is organising a new assignment to elicit further concrete form for the master-plan. It includes drawing up a design plan for 1) Machelen cemetery, 2) Diegem cemetery and 3) the municipal park in Diegem, including the adjoining historical Marga site, and 4) a participatory process.

Three project areas

Diegem cemetery is alongside Brussels' ring-road. It is the first buffer that screens off the residential area and schools campus behind it. As a consequence of the widening of the eastern section of the ring-road, part of the cemetery will be compulsorily purchased. Machelen cemetery lies in an enclosed area and is surrounded by houses, but is nevertheless extremely isolated. Along one side it adjoins a warehouse owned by the local council.

These cemeteries have to be transformed into burial parks where the physical barriers are broken down so that they acquire a natural and landscape value and can be incorporated into the green network and act as a connector between residential areas. The design plan will be phased in accordance with the plots that are released when concessions expire.

The municipal park in Diegem and the historical Marga site are adjacent to each other along Woluwelaan. The end of the park and the historical site immediately adjoin A. De Cockplein, the central village square in Diegem. This square currently has little quality as a place to spend time and is used chiefly as a car park. The local council aims to give this square greater worth in the urban fabric once again. The main goal is to make it a square on a human scale that is a multipurpose space with room for non-motor road users and an agreeable place to use and to spend time. The reorganisation of this square is not included in the present assignment, but the aims the local council has for the municipal park are an extension of those for the square. A study has to be made of how the park, in combination with the historical site and A. De Cockplein, will be able to restore the village centre. The design should provide starting points for the structuring of the wider surroundings, starting out from a small-scale approach oriented towards walking, cycling and play. The aim must be to restore the tranquillity of the village. For the re-organisation, a study must be made of how the new concept can contribute to the organisation of the annual cyclo-cross race and the Easter Fair in Diegem. To summarise, the local council wishes to add value to the municipal park together with the historical site by upgrading existing eco-systems (natural springs) in combination with the cultural history value of the Marga Tower (classified monument), together with the use of the site by various target groups.

These three projects, together with projects already launched (Bosveld, Begoniagaarde, De Heuve garden district, Schetsveld and neighbourhood parks), see to it that in a very short time a sizeable part of the borough will provide an example for the ecological management and sustainability of parks and gardens with an eye to biodiversity. In summary, it is a question of creating

CLIENT

Machelen Town Council (Gemeentebestuur Machelen)

PROJECT MANAGER

Katrien Bilsen, katrien.bilsen@machelen.be, 0476 59 75 69

LOCATION

- Machelen cemetery, Turcksinstraat, Kerkhofdreef, 1830 Machelen.
- Diegem cemetery: Zaventemsesteenweg, 1831 Diegem.
- Municipal park and the historical location: De Cockplein, 1831 Diegem.

CONSTRUCTION BUDGET

- Total estimated investment 5.037.500 euro excl. VAT
- cemetery Machelen: 1.275.000,- euro (excl.btw)
- cemetery Diegem: 1.162.500,- euro (excl.btw)
- Municipal park and the historical location: 2.600.000,- euro (excl.btw)

TIMING

Start of work : begin 2018

FEE

- Layout grounds: 5,25 % - 6 % (on the total estimated investment)
- participatory project: according to proposal designer

AWARD

6.500 euro excl VAT per candidate / 3 candidates



a green network that opens up opportunities to improve access for vulnerable road users, creating ecological links and water storage and adding aesthetic landscape qualities so that the borough becomes more pleasant for its inhabitants and visitors. The three project areas are three separate islands, but the reorganisation plan should aim to turn this into a single green lung that can contribute to the regulation of the urban climate by among other things a drastic reduction in CO2 so that we can improve the quality of life for the present and future generations.

A participatory design process

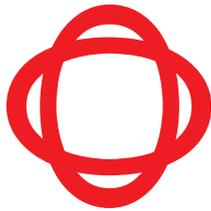
Lastly, the council wants to generate the design in the context of a participatory process. It expects the team to propose a process in which local actors, inhabitants and users are actively involved in the design process and help determine the design agenda. In addition, it must be checked whether there is a need for space for small-scale local initiatives.

For the execution of this assignment, Machelen council is looking for a multidisciplinary team with expertise and experience in sustainable design, spatial planning, landscape architecture and participatory processes.









www.vlaamsbouwmeester.be

DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

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ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2015

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